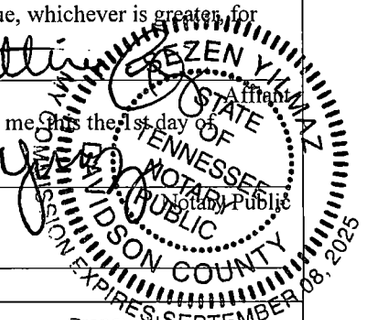
20221409R Karen Johnson Davidson County Batch# 936815 **DEEDWARR** 11/02/2022 09:45:37 AM 2 pgs Fees: $13.00 Taxes: $3,237.50 20221102-0118217	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $875,000.00. Affiant Subscribed and sworn to before me, this the 1st day of November, 2022. Notary Public My commission expires:



THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Prepared by
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Emma Katherine Caldwell	**Andrew Caldwell**	**103 12 0 056.00**
216 Cherokee Road	**780 Norwood Dr**	
Nashville, TN 37205	**Nashville, TN 37204**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James Brent Blane and Hayden Lash Blane, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emma Katherine Caldwell

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 39, Block | on the Plan of Cherokee Park, Third Section of record in Plat Book 843, Page (s) 2 and 3, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James Brent Blane and Hayden Lash Wyatt, both unmarried, as joint tenants with rights of survivorship by Warranty Deed from Jeremiah Scott Barnhart and Holly Ruffin Barnhart, husband and wife of record in Instrument No. 20180417-0036185 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 17, 2018.

Being the same property conveyed to James Brent Blane and Hayden Lash Blane, husband and wife by Quitclaim Deed from James Brent Blane and Hayden Lash Wyatt, n/k/a Hayden Lash Blane, husband and wife, of record in Instrument No. 20200618-0064366 Register's Office for Davidson County, Tennessee, dated April 16, 2018 and recorded on April 17, 2018.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_x_) unimproved (____) property known as 216 Cherokee Road, Nashville, TN 37205.

[signatures appear on the following page]

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 1st day of November, 2022:

James Brent Blane

Hayden Lash Blane

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Brent Blane and Hayden Lash Blane, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 1st day of November, 2022.

My Commission Expires: 5.23.26

Notary Public

ROBIN BICKETT WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY